



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

January 5, 2010

The Honorable Donald D. Slesnick II, Mayor
City Hall, City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

CITY OF CORAL GABLES
2010 JAN 11 PM 2:52

Dear Mayor Slesnick:

The Department of Community Affairs has completed its review of the City of Coral Gables Comprehensive Plan Amendment (DCA Number 09-1ER) adopted by Ordinance Numbers 2009-48, 2009-49, 2009-50 and 2009-51 on November 17, 2009, and determined that it meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance, as defined in Subsection 163.3184(1)(b), F.S. The Department is issuing a Notice of Intent to find the Comprehensive Plan Amendment in compliance. The Notice of Intent has been sent to the *Miami Daily Business Review* for publication on January 6, 2010.

The Department's Notice of Intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the Notice of Intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for a development, dependent on the amendment may be issued or commence before the plan amendment takes effect. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an Internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's Notice of Intent.

Please note that a copy of the adopted City of Coral Gables Comprehensive Plan Amendment and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours at the Planning Department, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134-1549.

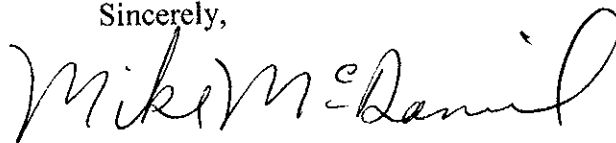
The Honorable Donald D. Slesnick II, Mayor
January 5, 2010
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If this in compliance determination is challenged by an affected person, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

The Department notes that the City is in the process of preparing a future transportation map or map series that identifies as appropriate, collector roads; local roads and parking facilities being used to achieve mobility goals; public transit system routes, service areas, terminals, transfer stations, rights-of-way and exclusive public transit corridors; functional classification and maintenance responsibility for all roads; number of proposed through lanes; and designated local and regional transportation facilities critical for the evacuation of the coastal population. The updated future transportation map or map series are anticipated to be adopted in 2010. The future transportation map or map series should be for the year 2020, the City's established long term planning horizon.

If you have any questions, please contact Sevini Guffey, AICP, Community Planner, at sevini.guffey@dca.state.fl.us or at (850) 922-5315.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is fluid and cursive, with the first name "Mike" and last name "McDaniel" clearly legible.

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/skg

Enclosures: Notice of Intent

cc: Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council
Mr. Eric Riel, Planning Director, City of Coral Gables
Ms. Scarlet Tenen, Consultant, The Corradino Group

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS CITY OF CORAL GABLES
NOTICE OF INTENT TO FIND THE
CITY OF CORAL GABLES
COMPREHENSIVE PLAN AMENDMENT 2010 JAN 11 PM 2:52
IN COMPLIANCE
DOCKET NO. 09-1ER-NOI-1305-(A)-(I)

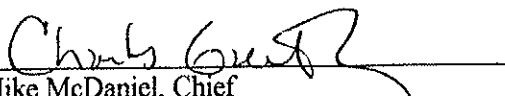
The Department gives notice of its intent to find the Amendment to the Comprehensive Plan for the City of Coral Gables, adopted by Ordinance Nos. 2009-48 through 2009-51 on November 17, 2009, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted City of Coral Gables Comprehensive Plan Amendment and the Department's Objections, Recommendations and Comments Report (if any) are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City of Coral Gables, City Hall, Planning Department, 405 Biltmore Way, Coral Gables, Florida 33134-1549.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment to the City of Coral Gables Comprehensive Plan is In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.


Mike McDaniel, Chief
Office of Comprehensive Planning
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100